

2. USE DISTRICTS

2.1 Classes of Districts

Residential

| | | |
|-----|----|--------------------------------|
| RRC | -- | Rural Residence – Conservation |
| SRA | -- | Single Residence A |
| SRB | -- | Single Residence B |
| GR | -- | General Residence |
| A-1 | -- | Apartment – A-1 |
| A-2 | -- | Apartment – A-2 |
| A-3 | -- | Apartment – A-3 |

Commercial

| | | |
|--------|----|--------------------------|
| B | -- | Business |
| CSB | -- | Chestnut Street Business |
| CB | -- | Center Business |
| ASB | -- | Avery Square Business |
| HAB | -- | Hillside Avenue Business |
| NB | -- | Neighborhood Business |
| HC-128 | -- | Highland Commercial-128 |
| ES | -- | Elder Services |

Industrial

| | | |
|--------|----|-----------------------------|
| IND | -- | Industrial |
| IND-1 | -- | Industrial – 1 |
| NEBC | -- | New England Business Center |
| MU-128 | -- | Mixed Use-128 |

Institutional

| | | |
|---|----|---------------|
| I | -- | Institutional |
|---|----|---------------|

Overlay

| | | |
|------|----|---|
| FP | -- | Flood Plain |
| AP | -- | Aquifer Protection |
| M | -- | Medical Overlay |
| AU | -- | Adult Uses |
| WCFT | -- | Wireless Communications Facilities Towers Overlay |
| NC | -- | Needham Center Overlay |
| LC | -- | Lower Chestnut Street Overlay |
| GS | -- | Garden Street Overlay |
| TMT | -- | Temporary Meteorological Towers Overlay District |

2.2 Location of Districts

Said districts are located and bounded as shown on a map entitled “Zoning Map of the Town of Needham, Mass.” dated September, 1924, as revised and amended to date and on file in the Office of the Town Clerk and as further described for Flood Plain Districts in Section 2.3. The Zoning Map with boundaries of the districts and all explanatory matter thereon is hereby made a part of this By-Law.

2.2.1

Where a district boundary is shown as following a street, railroad or utility, the boundary shall be the center line thereof as said line existed at the date of the adoption of the Zoning Map, unless otherwise indicated.

2.2.2

Where a district boundary is indicated as a property or lot line and the exact position of such line is not defined by measurements, the true location thereof shall be taken as the boundary line as said line existed at the date of the establishment of such boundary.

2.2.3

Where a district boundary is shown outside of a street, railroad or utility and approximately parallel thereto, the boundary shall be deemed parallel to the nearest line thereof, and the figure placed on the Zoning Map between the boundary and such line shall be the distance in feet between them, as measured at a right angle from such line otherwise indicated.

2.2.4

Where a district boundary is shown as following a watercourse, the boundary shall coincide with the center line thereof as said line existed at the date of the establishment of such boundary.

2.2.5

Where a district boundary shall include a numerical figure followed by the letters, M.S.L., it is at that number of feet above mean sea level.

2.2.6

Where the location of a district boundary line is otherwise uncertain, the location thereof shall be determined with the distance in feet from other lines of bounds as given or as measured from the scale of the Zoning Map.

2.3 Description of Flood Plain Districts

The Floodplain District is herein established as an overlay district. The areas included in the Flood Plain Districts are defined as follows:

2.3.1

All special flood hazard areas within the Town of Needham designated as Zone A, AE, or AH on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Needham are panel numbers 25021C0016E, 25021C0017E, 25021C0018E, 25021C0019E, 25021C0028E, 25021C0036E, 25021C0037E, 25021C0038E, and 25021C0039E dated July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, Conservation Commission and Engineering Department.

2.3.2

All that land along or sloping toward that portion of Rosemary Brook between Rosemary Lake and Central Avenue that is at or below the following elevations:

- (a) Ninety (90) feet above mean sea level upstream of West Street
- (b) Eighty-eight (88) feet above mean sea level between West Street and Central Avenue

2.3.3

All that land along or sloping toward that portion of Rosemary Brook between Central Avenue and the Needham-Wellesley town line that is at or below an elevation of eighty-five (85) feet above mean sea level.

2.3.4

All that land along or sloping toward the Fuller Brook that is at or below the following elevations:

- (a) One hundred forty (140) feet above mean sea level upstream of a line described as follows: beginning at the U.S. Geodetic Survey bench mark 28 AK (Massachusetts 1941 Coordinates X = 665044.12, Y = 464912.59), thence northerly along a straight line thirty-seven hundred (3700) feet more or less to a point at the intersection of the center lines of Alden Road and Steward Road.
- (b) One hundred thirty-seven (137) feet above mean sea level westerly of the line described in the preceding paragraph (a) and also including all that land at or below elevation one hundred thirty-seven (137) feet mean sea level between Cartwright Road and the Needham-Wellesley town line and between Central Avenue and the Needham-Wellesley town line.

2.3.5

All that land along or sloping toward the Charles River between the most easterly intersection of the Needham-Dover-Wellesley town lines and the Cochrane Dam that is at or below the following elevations:

- (a) One hundred ten (110) feet above mean sea level between the most easterly intersection of the Needham-Dover-Wellesley town lines and a line projected perpendicular to the center line of the Charles River extending westerly from the Metropolitan District Commission sewer manhole, Station #43 + 33.20, seventy-eight hundred (7800) feet more or less downstream.
- (b) One hundred nine (109) feet above mean sea level between a line projected perpendicular to the center line of the Charles River extending westerly from the Metropolitan District Commission sewer manhole, Station #43 + 33.20, and the Central Avenue Bridge.
- (c) One hundred eight (108) feet above mean sea level between the Central Avenue Bridge and the Cochrane Dam located approximately two hundred (200) feet downstream of the South Street Bridge.

2.3.6

All that land along or sloping toward the Charles River that is at or below an elevation of one hundred (100) feet above mean sea level between the Cochrane Dam and the Chestnut Street Bridge.

2.3.7

All that land along or sloping toward the Charles River between the Chestnut Street Bridge and the Greendale Avenue Bridge that is at or below the following elevations:

- (a) Ninety-eight (98) feet above mean sea level between the Chestnut Street Bridge and the Dedham Avenue Bridge.
- (b) Ninety-six (96) feet above mean sea level between the Dedham Avenue Bridge and the Greendale Avenue Bridge.

2.3.8

All that land along or sloping toward the Charles River between the Greendale Avenue Bridge easterly and northerly along the Charles River in Needham to the Needham-Wellesley town line that is at or below the following elevations:

- (a) Ninety-five (95) feet above mean sea level between the Greendale Avenue Bridge and the intersection of the Needham-Dedham town lines approximately twenty-four hundred (2400) feet downstream of the Greendale Avenue Bridge.
- (b) Ninety-two (92) feet above mean sea level between the intersection of the Needham-Dedham town lines approximately twenty-four hundred (2400) feet downstream of the Greendale Avenue Bridge and the Kendrick Street Bridge.
- (c) Ninety-one (91) feet above mean sea level between the Kendrick Street Bridge and the Sudbury Aqueduct.
- (d) Seventy-five (75) feet above mean sea level between the Sudbury Aqueduct and the Needham-Wellesley town line. (Note: Add 105.64 feet to mean sea level elevations to determine elevations on Needham Sewer base datum.)